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Previous references

Alpa 25/12/16

File No 246-16

1916.

Serial Nos 1-3

(Municipality)

Later references

Mil 214-(1a

Ad 695-18-25-

Preserve for 9/12/35

GENERAL AND REVENUE SECRETARIAT.

Serial Nos 1—3

Part B for November 1916

SUBJECT

Rules for the construction and repairs of Government buildings in the cities of Bangalore and Mysore

G O No 2869-61 dt 11. 11 16

Prescribes rules in respect of Construction and repair of Government buildings in the cities of Bangalore and Mysore.

W D 25—GPB—30,000—21-7-16

Subtreasurer 6/12/16

G. R. S 11] 1915-16

GENERAL AND REVENUE SECRETARIAT

(Rural)

NOTES

File No 246-15-

FILE HEADING

Empowering Rural Councils to Control the Construction and Repairs alteration of Govt Buildings.

From

The President, Bangalore ad Rural Council

No. 333 Dated 9-5-16 Received 12-5-16

Diary No 4060	Enclos — Spare Copies	Serial No 1

BRIEF ABSTRACT OF LETTER

States that the Rural Council are not being consulted nor even intimated in respect of any new Construction by Govt departments though the Rural Regulation nor the Building Bye-laws makes an exemption in favour of Govt Buildings and requests that the Rural Council may be given an opportunity to express their opinions in the matter of the ~~General supervision~~ Construction of Govt Buildings with reference to public roads &c and their sanction obtained in conformity with Section 96 of the Rural Regt and the Building Bye laws under Sec 48(h) thereof.

NOTES AND ORDERS

Section 96 of the Rural Regt and the Building Bye-laws under Section 48(h) regulate the construction or alteration

C

NOTES—First Sheet

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G R S 12]

General and Revenue Secretariat. | Mel File No 246 of 191 5

Serial No

of private buildings situate within mnl limits.

2. In Bombay Govt buildings are exempted from the operation of Section 96 of the Bombay Dist Mnl Act of 1901, on which the Elphinstone Mnl Regn of 1908 has been based. They are governed by a special legislation known as "Act IV of 1899" which provides for the exemption from the operation of Mnl building laws of certain buildings and lands which are the property or in the occupation of the Govt and situate within the limits of the mnlty.

Vide pages 217 & 446 of Cummings' manual of Bombay Dt municipalities

3. The Chief Engr may, if approved, be consulted (MD) in the matter

Submitted for orders

12/2
12.5.16
Poe
24/5

4 The Madras Mn buildings regulations mn the Lds Mnl Act do not apply to govt & Railway buildings tho' the Act requires notice of construction on to be given to Mnl authority before commencement of work &

—Contn. sheet

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General and Revenue Secretariat | Gul File No 246 of 1915

Serial No

allow the Municipality to make suggestions both the previous permission of Govt under Madras Corporation Code (1910 Edn) Vol I para 555. ——

5 As the Govt have not made any express reservation in favour of the Municipality in the matter of the building rules of the Council, probably the Municipality will be quite within its rights, as the rules are at present, to insist on the Council's sanction & it seems therefore desirable to clearly lay down some policy at once.

6 It may not be quite desirable or expedient for Govt to bind itself to comply with the building bye laws of the Municipality & if it is deemed necessary to satisfy the current "Live Conscience" of the people in this respect we may adopt the Madras rule — But it may be observed at the same time the Municipality has more on its hands than it can do & complaints are still rife that private parties are kept waiting for months for licenses & Govt

Rev Secy
Thos Hollandsworth

KP
26/5-16

Vol 1—Contn sheet

G.P.B.—70,000—17.12.1

G R S 12]

General and Revenue Secretariat

Ind File No. 2646 of 1915-16

Serial No.	
	Telegram from the Chief Engineer for favour of opinion on the letter from the Secretary & with reference to the
UO No 1 Q H 6-16	Law & practice in Bombay & Madras.

W Bryant
9/6/16

NOTE—Contn. sheet

5

G R S 12]

General and Revenue Secretariat | Rural File No 246 of 1918

Serial No	
2	8 ~~Letter~~ no 638 21-8-16 from the President Bangalore cif Rural Council Invites attention to his letter no 333 & 6-5-16 on the subject of the Rural Council being permitted to express their opinion re Construction of Govt Buildings in the city as to being done in the case of private buildings under the Building bye laws and brings to notice that a tiled structure has been built up at the south-eastern corner of the Reserve Police Lines and the orders of the Executive Engr, Bangalore Dt for the purpose of accommodating the horses of attached to the Police Lines Q the Presidents' powers before was forwarded to the Chief Engr & R.D with R.O no cit dy 11th June 1916 If approved, this may also be sent in continuation R.O for favor of expediting the opinion already called for in the matter subject to this 25-8-16 KR If Favoured with Complements to the Chief Engineer in Mysore for favour of early return file with remarks & orders [illegible]

Rul 246-16-1

VCO-M 22 & 16 dy 25-8-16

NOTE—Contn sheet

C I 0000—1 121

G R S 12]

General and Revenue Secretariat

Ird File No 246 of 1915.

Serial No

From Govt. No. 234/P.W.D. Dated the 13th September 1916

GEN & REV SECTT IV 15 SEP 1916

12 Returned, with compliments, to the Secretary to Government, Revenue Department.

2. From enquiries made, it is understood that in Madras the provisions in Act IV of 1899, the Government Buildings Act 1899 of the Governor General-in-Council, are followed. That Act, though exempting buildings belonging to Government from the operation of the Municipal Building Laws, provides that in all cases where erection, reerection, construction or material structural alteration of Government buildings are contemplated, reasonable notice of the proposed work shall be given to the Municipal authority before it is commenced, to give the Municipal authority an opportunity of expressing their opinion regarding the suitability or otherwise of the work, the decision resting with the local Government.

2. In Bombay, the Bombay Municipal Act exempts Government buildings from the operation of the Municipal Bye-laws, but it is, however, the practice in the Public Works Department there to submit to the Municipal authorities for their approval, site or block plans of any proposed building showing drainage lines in connection with the same before its construction started. This is considered necessary in order to ascertain whether the proposed building will affect any intended Municipal Improvement and for verification

NOTE—Contn sheet

General and Revenue Secretariat | Fin File No 246 of 1915.

Serial No

by the Municipality of the drainage connections proposed with the Municipal sewers.

3. It is thus seen that ~~in~~ both in Madras and Bombay the desirability of informing the Municipality before a work is started by Government is recognised. But, whereas in Madras, the Municipality has the right to express its opinion as regards the structural details of the building, also, in Bombay, the Municipality's right to judge is restricted to the site plan of the building and its drainage arrangements.

4. Procedure similar to Bombay may, with advantage, be followed in Mysore, and I agree with the President that suitable orders may be passed.

Chief Engineer of Mysore.

Bangalore,
13th September 1916.

Accompaniments— Copies of the Bombay and Madras letters

f.S.

2° Member
President

20/9/1916

NOTE—Contn sheet

D.O. letter dated the 31st July 1916 from the Under Secretary to Government, Public Works (Irrigation) Department, Madras, to the Chief Engineer of Mysore, Bangalore.

Your D.O. No. 493 of the 26th instant.

The Government is exempt from the operation of Municipal building laws under Act No. IV of 1899 "The Government Buildings Act, 1899 of the Governor General in Council (not a local Act). You will find the Act in Vol. V of the Unrepealed Acts of the Governor-General in Council "IV Edition 1898-1903". In case you have not a copy by you I may mention that the Act provides for the Government giving the Municipal authority reasonable notice before any proposed work is commenced and the Municipal authority may, with the permission of the Local Government, not otherwise, inspect land and plans and may submit to the Local Government a statement in writing objecting or making suggestions. The Local Government have to pass orders, giving reasons in writing, on such objections or suggestions and the - - - Municipal authority have the right of appeal to the Governor-General in Council.

If you require any further information on the question that we have got, I shall be pleased to let you have it.

" C O P Y "

D. Ramakrishnayya Avl
Assistant Secretary to Govt
P. W. Department

D.O. letter dated the 15th August 1916 from the Superintending Engineer, Bombay, to the Chief Engineer of Mysore, Bangalore.

Your D.O. No. 494 dated the 26th July 1916. According to the Bombay Municipal Act, now in force, every person intending to erect a building within the Municipal limits, must give due notice of his intention to the Municipal Commissioner and also furnish correct detail plans, &c., of the building intended to be erected, but "any building in the possession of His Majesty or of the Municipal Corporation of the City of Bombay, or employed or intended to be employed for the use or service of His Majesty or of the said Corporation" is exempted from the operation of the Municipal Bye-laws.

It is, however, the practice in this Department to submit to the Municipal authorities for their appro al site or block - - plans of any proposed building showing the drainage lines in connection with the same, before its construction is started. This is considered necessary in order to ascertain whether the proposed building will affect any intended Municipal improvement, such as a set back for the widening of a street, &c. Similarly, it is advisable that the drainage connections of the proposed building should be verified by the Municipality as such drains have ultimately to be connected with the Municipal sewer.

Detailed plans of water closets and other sanitary conveniences intended to be constructed, are also submitted for the approval of the Municipality by whom a special staff of Health Officers is entertained to scrutinise all proposed sanitary arrangements.

"C O P Y"

Assistant Secretary to Govt. P.W. Department

4066-5705 W

G R. S 12]

General and Revenue Secretariat | Rel File No 246 of 1915.

Serial No

13. Submitted for orders with the opinion of the Chief Secy?

9/9
16-9-16 Rev Secy
19/9-16

18/9 2nd Member 15). For orders.
Dewan

187
21 9 16

20/9/16

19/9 I am in favr of the leaders Compn - specially to Mysore & Bangalore substitute may be taken

22/9-16

Asst Secy Photographs - rules accordingly
22/9

22/9-16

18 Draft order is Subd
HK 48
25 9 16

27/9 18/10

14. Two drafts are Subd?
A - as per directions of the Member
B - as per instructions of my predecessor, as it is stated

23 10 16

Rev Secy)

20. Draft B is not in accord

NOTE.—Contn sheet

GPB—70 000—17 12 1,

706 11

G. S. S 12]

General and Revenue Secretariat | Mil File No. 246 of 1915

Serial No	
	With L 2 members Mem.
	21. Draft A & Memo for Approval or Other Orders
341 28-10-16	2 Members Dr Varma
	22 A approved the Memo but draft was returned
2212 28.10.16	
	23. The draft approved by the 2 Members of Council may issue
	8-12-16 CO
	24 Issue Draft A above
3	To The Collector of Mysore " Presd of the Bangalore City Mil Cl with a Covering letter " Presd of the Mysore City Mil Cl No 2859 61 dt 10-11-1915 Prescribes certain rules in respect of Construction & repair of Govt buildings in the Bangalore & Mysore Cities.

NOTE—Contn sheet

GPB—70 000—17 12 15

(12

B M 109] D 4860
Mul 216-15-1

OFFICE OF THE PRESIDENT,
MUNICIPAL COUNCIL,
BANGALORE CITY, DATED 8th May 1916

FROM

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY, ESQ,
Honorary President, Municipal Council,
Bangalore City.

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
Revenue Department,
Bangalore

SIR,

I have the honor to bring to your notice that Section 96 of the Municipal Regulation and the Building Bye-laws framed under Section 48 (p) and sanctioned in Government Order No. $\frac{3763-4/}{\text{Ml.}60-12-4}$ dated 19th. Sept. 1913 require every person, before any structure is erected within the City Municipal limits, to give notice with proper detail plans and sections to the Municipal Council and the Council is bound within 30 days of the receipt of such notice, to issue a suitable endorsement either permitting with or without modifications, or prohibiting such construction.
The chief object of the introduction of the Building bye laws is to insist upon site plans and detail plans of buildings intended to be erected being produced to fix definitely what is intended to be done by the party and what the Municipal Council thinks, should be done, thus preventing the growth of erratic, unhygienic and otherwise objectionable buildings

2. While these Bye laws are working satisfactorily enough with the public the Municipal Council feel that they are utterly helpless in the matter

1915–16

From Honorary President
Municipal Council
Bangalore city

To The Secretary to the
Government of Mysore
Revenue Department
Bangalore

Dated 9th
Despatched 10th } May 1916.
Received

General No 333
No.

Enclosure No. Nil

Requesting orders in the matter of obtaining the opinion of the Municipal Council for the Construction of Government buildings as per section 96 of the Municipal regulation 48 (r) of the Buildings laws

13

matter of controlling the construction or alterations of Government Buildings. The civic consciousness of the people has been awakened to the anamoly existing in this respect. The Municipal Council is not being consulted nor even intimated in respect of any new constructions by Government Departments, though neither the Municipal Regulation nor the Bye laws makes an exemption in favor of Government Buildings.

3 I may at once state that it is not with a view to interfere with the Building Schemes of Government, that I recommend the Municipal Council being given an opportunity to express their opinions but that a body, who are interested in the development of the City as a whole, may have a chance to place before Government their ideas as to what the general disposition of buildings should be round an important square or with reference to certain important public roads etc, and how the construction of various buildings may be made to conform to an aesthetic and orderly development of the City. In these days when ideas are rapidly developing, it seems desirable to judge each case of construction on its own merits and in its relation to future possibilities. It seems to me that, if the Government had kindly conceded to the Municipal Council the privilege of expressing their opinion in this matter, some of the public buildings would have been better located than at present, for instance -

(1) The Electric Power house near the City Market

(2) The Car-barn house of the electric tramways, at the junction of Seshadri and Post Office Road.

(3) The overcrowded outhouses of the Minto Ophthalmic Hospital.

(4) The medley of buildings forming the Mechanical Engineering School

4 I therefore request you to be so good as to move the Government to pass an order that, even in the case of Government Buildings, the sanction of the Municipal Council should be obtained in conformity with section 96 of the Municipal Regulation and the Building Bye laws under Section 48 (p)

I have the honor to be,
Sir,
Your most obedient servant,

Honorary President

B M 109]

D 705
Mul 246-15-2

OFFICE OF THE PRESIDENT,
MUNICIPAL COUNCIL,
BANGALORE CITY, DATED 21-8- 191 6.

FROM

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY, ESQ,
Honorary President, Municipal Council,
Bangalore City

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
~~Executive~~ Revenue Department,
Bangalore

SIR,

In inviting attention to my letter No 333 dated 10th May 1916 on the subject of Government buildings and the desirability of the Municipal Council being permitted to express their opinion on the design or location of such buildings in accordance with Section 96 and the building bye-laws framed under Section 48 (p) of the Municipal Regulation, I have the honor to bring to the notice of Government that a tiled structure has within the last few days sprung up at the South-eastern corner of the Reserve Police Lines, under the orders of the Executive Engineer Bangalore Division I understand that it is to serve as quarters of the toties attached to the Reserve Police Lines

2 The building stands on the site of the Fort wall which was dismantled at the cost of the Municipality during 1909 and is conspicuous from every direction except the North

3 I will not expatiate on this approach violation of the right of the Municipal Council in the unauthorised disposal of lands formally vested in their management but will content myself with observing that the

structure

23

1916-17

From The Honorary President
Rec'd 24/8 Municipal Council
" 25/8 Bangalore city

To The Secretary to the
Government of Mysore
~~Revenue Department~~
Bangalore

Dated 21st
Despatched 22nd } August 1916
Received

General No. 63
No.

Enclosure No.

Bringing to the notice of
Government that a tiled
Structure has been built
at the South-eastern corner
of the Reserve Sheep Farm,
under the orders of Executive
Engineer Bangalore Division,
which interferes with the
proposal of the Municipal Council

structure offends the eye and interferes with the proposals of the Municipal Council for the improvement and the preservation of the old relics of the Fort

I have the honor to be,

Sir,

Your most obedient servant,

W. Matthews

Honorary President.

GRS 28]

4 copies the A

4 copies typed

Diary No of letter replied to 705 4660/15

Rules relating to the Construction or repairs of Govt buildings in the Cities of Bangalore & Mysore

File No 2466/15

Serial No 3

9/11

GENERAL AND REVENUE SECRETARIAT

(Municipal)

A

Proceedings of the Government of His Highness the Maharaja of Mysore

the 191

READ—Letter No 3338 9th May 1916 from the Pres^t of the Bangalore City Municipality suggesting that the Construction of Govt buildings should also be governed by the provisions of the Municipal Regulation & the Bye-laws thereunder for the construction of buildings

ORDER THEREON—No

2 Letter No 638 21st Aug 1916 from the Secretary to Govt Public Works Department

Same to do

over

Date of issue 10/11/16

Signed by Mr P Mahadevayya

May this be

i printed? yes

ii treated as a standing order? yes

iii published in the Gazette English part? ~~yes~~ P M 9/11/16

iv translated?

v placed at the disposal of the Press?

vi published in the Gazette Kannada part?

SUBJECT

Pull 11/2

GPB—50 000—4 12-12

17.

Orda. No 2-859-61 - - - 10 11 16

246-15-3 dy

Govt are pleased to prescribe the following rules in respect of construction & repair of Government buildings in the cities of Bangalore and Mysore

(1) Where the erection, re-erection, construction or material alteration of any building used or required for the public service, or for any public purpose, which is the property or in the occupation of the Government, or which is to be erected on land which is the property or in the occupation of the Government, is contemplated, reasonable notice of the proposed work shall be given to the President of the

G R S 27]

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form.*)

the Municipal Council before it is commenced, except in cases of buildings the plan or construction of which, ought in the opinion of the Govt, to be treated as confidential or Secret (ii) In the case of any such buildings as is mentioned in the above rule (not being a building, the plan or construction of which, ought in the opinion of Government to be treated as confidential or Secret), the President or Members any person authorised by the Municipal Council in this behalf, may with the permission of the Govt previously

GPB—20 000—7 7 14

but not otherwise, and subject to any restrictions or conditions which may by general or special order, be imposed by the State Government, inspect the land and building and all plans connected with its erection, re-erection, construction or material structural alteration, as the case may be, and may submit to the Government a statement in writing of any objections or suggestions which such Municipal Authority may deem fit to make with reference to such erection re erection, construction or material structural alteration

(iii) Every objection or

G R S 27]

GENERAL AND REVENUE SECRETARIAT

(Continuation sheet draft form.)

or Suggestion Submitted as aforesaid shall be considered by the Govr who shall, after such investigation (if any) as it think shall think advisable, pass orders thereon, and the buildings shall be erected, re-erected, or constructed or altered, as the case may be, in accordance with such orders.

Print

Campbell 9.11.1916

GPB—20 000—7 7 14

24/10/1916

Offg Secretary to Govt

H.H.48 Rev Dept

25-9-1916

To

The Chief Engineer & Inspr

" President of the Bdg

forwarded with a

Covering letter

" President of the

City Improvt Trust

Construction and Repair of Government Buildings

No 2859-61—Ml 246-15-3, dated 11th November 1916

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

GENERAL AND REVENUE DEPARTMENTS

Read—

Letter No 333, dated the 9th May 1916 from the President of the Bangalore City Municipal Council, suggesting that the construction of Government buildings should also be governed by the provisions of the Municipal Regulation and the bye laws thereunder for the construction of buildings

2 Letter No 63, dated the 21st August 1916 from the same officer

Order No 2859-61—Ml 246-15-3, dated 11th November 1916

Government are pleased to prescribe the following rules in respect of construction and repair of Government buildings in the Cities of Bangalore and Mysore

(i) Where the erection and re-erection, construction or material structural alteration of any building used or required for the public service, or for any public purpose, which is the property or in the occupation of the Government, or which is to be erected on land which is the property or in the occupation of Government, is contemplated, reasonable notice of the proposed work shall be given to the President of the Municipal Council before it is commenced, except in cases of buildings the plan or construction of which, ought, in the opinion of Government, to be treated as confidential or secret

(ii) In the case of any such building as is mentioned in the above rule (not being a building, the plan or construction of which ought in the opinion of Government to be treated as confidential or secret), the President or any person authorised by the Municipal Council in this behalf, may, with the permission of the Government previously obtained but not otherwise, and subject to any restrictions or conditions which may, by general or special order, be imposed by the Government, inspect the land and the building and all plans connected with its erection, re-erection, construction or material structural alteration, as the case may be, and may submit to the Government a statement in writing of any objections or suggestions which such Municipal authority may deem fit to make with reference to such erection, re erection, construction or material structural alteration

(iii) Every objection or suggestion submitted as aforesaid shall be considered by the Government who shall after such investigation (if any) as it shall think advisable pass orders thereon, and the building shall be erected, re erected, constructed or altered as the case may be, in accordance with such orders

L KRISHNA RAO,
Offg Secy to Govt, Rev Dept

To—The Chief Engineer of Mysore
The President of the Bangalore City Municipal Council with a covering letter
The President of the Mysore City Municipal Council

Exd —G R

Government of His Highness the Maharaja of Mysore.

GENERAL AND REVENUE DEPARTMENTS

G. O. No. 2859-61—Ml. 246-15-3, dated 11th Nov. 1916

Construction and Repair of Government Buildings.

Prescribes *rules* in respect of — in the Cities of Bangalore and Mysore.

W D 1899—GT3—16-11-16 255